

Document No. 4437
Voted at Meeting of 4/19/84

BOARD OF APPEAL REFERRALS

April 19, 1984

Board of Appeal hearings held April 17:

1. Z-6701 Paul J. Murphy
16 Raymond Street, Allston
 2. Z-6742 Andrew H. Vaccari
3 Thurston Street, East Boston
 3. Z-6779 Joseph Scaparrotta
91-93 Foster Street, Brighton
 4. Z-6815 Flower Realty Co.
39 Warren Avenue, Boston
 5. Z-6817 John R. Svenson, Trustee, Prince School Realty Trust
201 Newbury Street, Boston
 6. Z-6824-6827 Robert Fuller
430-436 Dudley Street, Roxbury
 7. Z-6845 Ernest V. and Ann Pierni
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 8. Z-6846 Texaco - U.S.A., dba Metro Auto Service
525 Centre Street, Jamaica Plain
 9. Z-6850 Douglas and Hamlin Trust
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 12. Z-6871-6880 Peter Mazzapica
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 13. Z-6888 Richard and Erica Hiersteiner
33 Monument Avenue, Charlestown
 14. Z-6903 Marchant W. and A. Ruth Eldridge
58-60 Charles Street, Boston
 15. Z-6909 Exeter Street Theater Conservation Trust
Jonathan G. Davis, H. J. Davis Development Corp., Optionee
26 Exeter Street, Boston
-

Not included in advance distribution to BRA Board (except Z-6809):

16. Z-6682 Robert P. Doherty
122-124 Webster Street, East Boston
17. Z-6739 Robert Haas
139 West Newton Street, Boston
18. Z-6740 Joseph Aiello
19-21 Newcastle Road, Brighton
19. Z-6748 Biswas Realty Trust
279A-8 Newbury and 36 Gloucester Streets, Boston
20. Z-6751 Ronald Alex, Barbara Thornton, Patricia Andreotti
284 Bunker Hill Street, Charlestown
21. Z-6809 Simeone Corporation
100 Front Street, Charlestown
22. Z-6828 Adams Appliance Co., Inc.
200-208 Adams Street, Dorchester
23. Z-6853 North End Development Trust
360 North Street, Boston
24. Z-6882 Burger King Corporation
885 Cummins Highway, Mattapan
25. Z-6884 Sharif A. Abdal-Khallaq
65 Humboldt Avenue, Roxbury
26. Z-6890 Martin Jennings
3951-3953 Washington Street, Roslindale
27. Z-6898-6899 Michael A. Burke
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811-813 Boylston Street, Boston
29. Z-6936 Charles B. Wallace
230 Western Avenue, Brighton
30. Z-6941 Geoffrey Garaboold
406-418 Commercial Street, Boston

MEMORANDUM

April 19, 1984

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert J. Ryan, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 4/17/84

Z-6701
Paul J. Murphy
16 Raymond Street, Allston
near Westford Street

4,612 square feet of land

District(s):	apartment_____	general business_____	industrial_____
	residential <u>R-.8</u>	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: erect two-family dwelling.

Violation(s):

Lot area, width, and frontage are insufficient.

Proposal is consistent with one- and two-family residential character of the neighborhood. Recommend approval with proviso.

VOTED: In reference to petition Z-6701, Paul J. Murphy, 16 Raymond Street, Allston, for four variances to erect two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Recommends approval with the following proviso: that off-street parking be provided to alleviate neighborhood concern.



Z-6701

16 RAYMOND ST.

ALL.

Board of Appeal Referrals 4/19/84

Hearing: 4/17/84

Z-6742

Andrew H. Vaccari

3 Thurston Street, East Boston
at Barnes Avenue

2½-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential R-.5_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: change occupancy from two- to three-family dwelling.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area, width, frontage, open space, and front yard are insufficient.

Floor area ratio and number of stories are excessive.

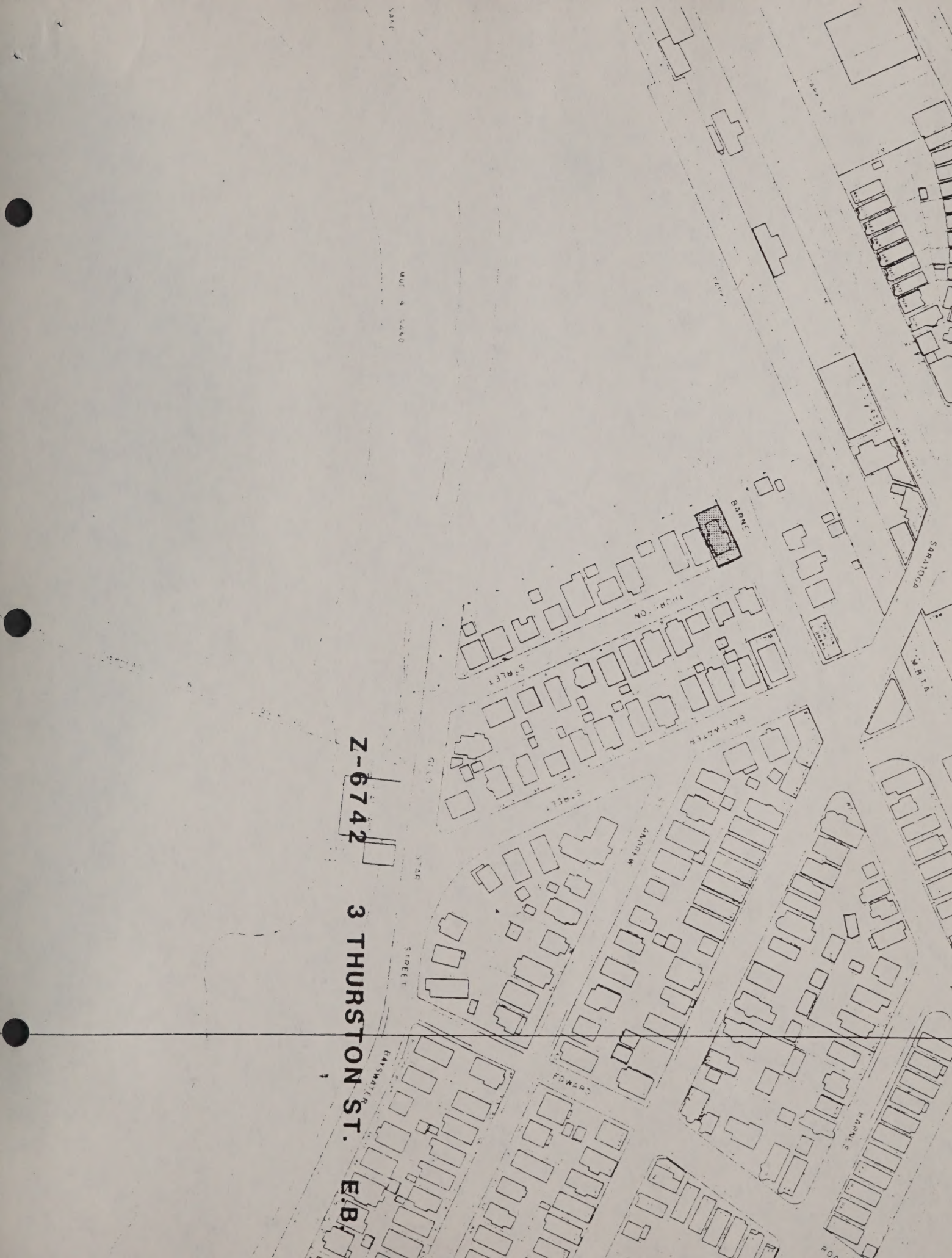
East Boston Land Use Council and neighborhood have expressed concern about number of conversions, overcrowding, and impact. Recommend denial without prejudice.

VOTED: In reference to petition Z-6742, Andrew H. Vaccari, 3 Thurston Street, East Boston, for forbidden use and seven variances for change of occupancy from two- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. East Boston Land Use Council and neighborhood have expressed concerns about number of conversions, overcrowding, and impact. Petitioner should meet with Council to discuss this proposal.

Z-6742

3 THURSTON ST. E.B.

E.B.



Board of Appeal Referrals 4/19/84

Hearing: 4/17/84

Z-6779

Joseph Scaparrotta

91-93 Foster Street, Brighton
near Washington Street

Two-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential <u>R-.5</u>	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: change occupancy from two- to three-family dwelling.

Violation(s):

Dwelling converted for more families is forbidden use.

Parking in required front yard and within five feet of side lot line.

Lot area, width, and frontage are insufficient.

Floor area ratio is excessive.

Conversion is compatible with existing residential properties in the neighborhood. Recommend approval with proviso.

VOTED: In reference to petition Z-6779, Joseph Scaparrotta, 91-93 Foster Street, Brighton, for forbidden use and five variances for change of occupancy from two- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with following proviso: that plans for exterior changes be submitted to the Authority for design review.



FOSTER

ROGERS PARK

TENNIS COURT

SHANLEY

MT VERNON

EASTBURN

EASTBURN FOOTWAY

DIGHTON

DIGHTON

DELANEY CIRCLE

Z-6779

91-93 FOSTER ST. BRI.

Board of Appeal Referrals 4/19/84

Hearing: 4/17/84

Z-6815
Flower Realty Co.
39 Warren Avenue, Boston
near Clarendon Street

Four-story structure

District(s): apartment H-3 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from two-family dwelling and lodging to
five apartments.

Violation(s):

Dwelling converted for more families is forbidden use.

Open space is insufficient.

Proposed occupancy compatible with residential character of neighborhood.
Recommend approval with provisos.

VOTED: In reference to petition Z-6815, Flower Realty Co.,
39 Warren Avenue, Boston, for a forbidden use and
a variance for change of occupancy from two-family
dwelling and lodging to five apartments in an
apartment (H-3) district, the Boston Redevelopment
Authority recommends approval with following pro-
visos: that plans be submitted to the Authority
for design review approval; that petitioner make
arrangements with nearby facility to provide off-
street parking.



Z-6815

39 WARREN AVE. BOS.

Board of Appeal Referrals 4/19/84

Hearing: 4/17/84

Z-6817

John R. Svenson, Trustee
Prince School Realty Trust
201 Newbury Street, Boston
at Exeter Street

Four-story structure

District(s): apartment_____ general business B-3-65 industrial_____

residential_____ local business_____ waterfront_____

single family_____ manufacturing_____

Purpose: change occupancy from school to 38 apartments and 16 stores;
erect two-story addition.

Violation(s):

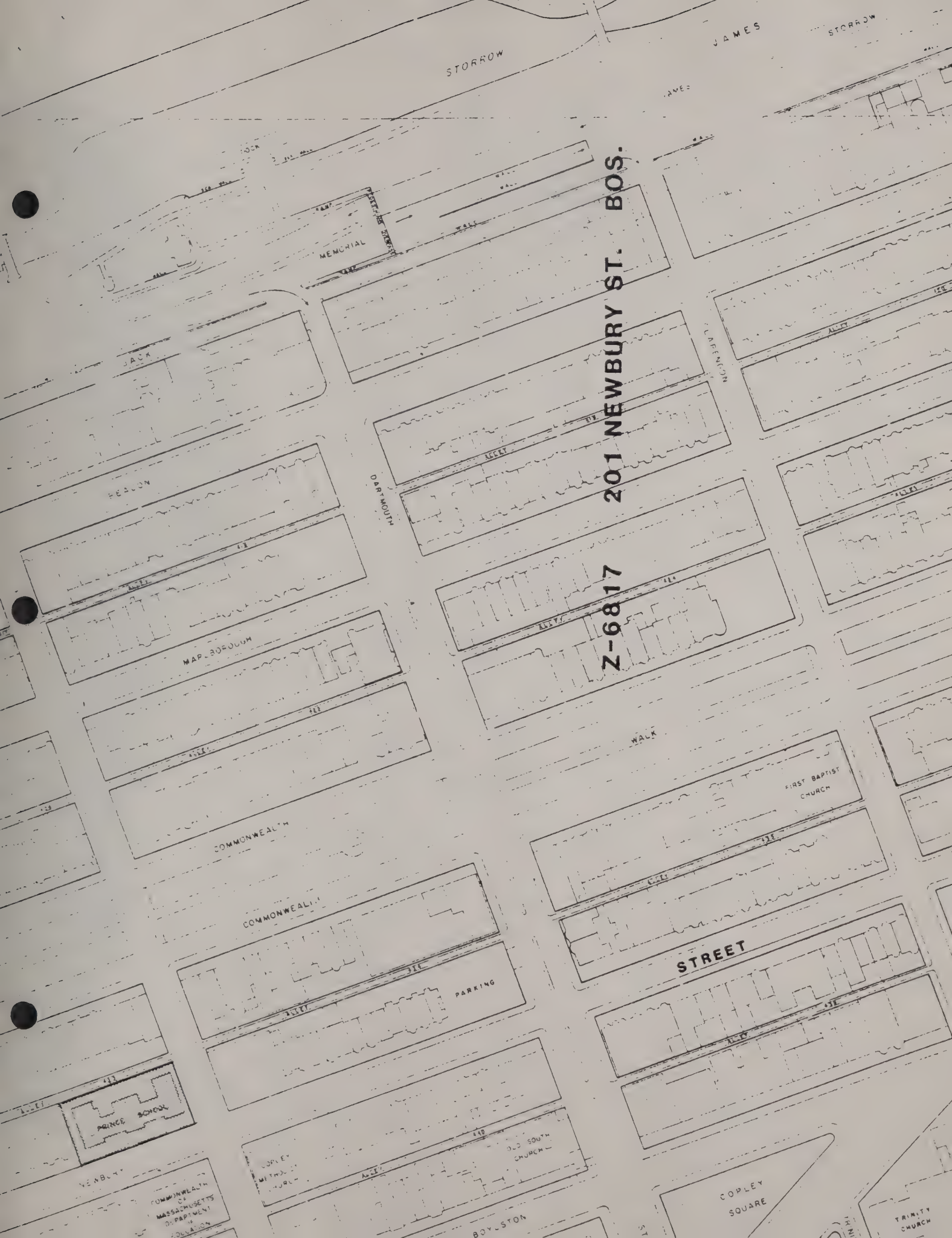
Floor area ratio and height of building are excessive. .

Front yard, corner traffic visibility, rear yard, setback of
parapet, and off-street parking are insufficient.

Parking spaces to not meet design standards.

Former City of Boston Prince School. Proposal has been reviewed with
community. Neighborhood Association of the Back Bay has no objection.
Back Bay Architectural Commission has approved concept. Recommend
approval.

VOTED: In reference to petition Z-6817, John R. Svenson,
Trustee, Prince School Realty Trust, 201 Newbury
Street, Boston, for eight variances for change of
occupancy from school to 38 apartments and 16
stores and erect two-story addition in a general
business (B-3-65) district, the Boston Redevelopment
Authority recommends approval. Proposal has been
reviewed with community. Neighborhood Association of
the Back Bay has no objection.



STORROW

JAMES

STORROW

201 NEWBURY ST. BOS.

Z-6817

MEMORIAL

JACK

PERSON

MAP-BOROUGH

COMMONWEALTH

COMMONWEALTH

PARKING

PRINCE BOND

NEWBURY

COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF REGULATION

COPLEY WITHOUT CHURCH

OLD SOUTH CHURCH

BOYLSTON

STREET

FIRST BAPTIST CHURCH

COPLEY SQUARE

TRINITY CHURCH

Board of Appeal Referrals 4/19/84

Hearing: 4/17/84
Z-6824-6827
Robert Fuller
430-436 Dudley Street, Roxbury
at Woodward Street

Two four-story duplex structures

District(s): apartment H-1 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from three six-family dwellings to three
lodging houses - 17 lodgers each; from three-family dwelling to
lodging house - 17 persons.

Violation(s):

Dwelling converted for more families is forbidden use.

Lodging house is conditional use.

Lot area is insufficient.

Proposal as submitted is excessive. Nuestra Comunidad Development Corporation is opposed; concerns are indicated in proposed vote. Recommend denial without prejudice.

VOTED: In reference to petition Z-6824-6827, Robert Fuller, 430-436 Dudley Street, Roxbury, for four forbidden uses, four conditional uses, and four variances for change of occupancy from 6-, 6-, 6-, 3-family dwellings to four 17-unit lodging houses in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial without prejudice. Proposal as submitted is excessive. Petitioner should meet with Nuestra Comunidad Development Corporation to resolve number of lodging units and its following concerns: property management, physical condition of units, loitering.



DUDLEY

Z-6824-27 430-436 DUDLEY ST. BOX.

Board of Appeal Referrals 4/19/84

Hearing: 4/17/84

Z-6845
Ernest V. and Ann Pierni
251 West Newton Street, Boston
near St. Botolph Street

Three-story structure

District(s): apartment H-2-65 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from lodging house (20 lodgers) to ten
apartments.

Violation(s):

Dwelling converted for more families is conditional use.

Open space is insufficient.

Proposed ten-unit occupancy is excessive and should be reduced. Recommend
denial without prejudice.

VOTED: In reference to petition Z-6845, Ernest V. and Ann Pierni, 251 West Newton Street, Boston, for a conditional use and a variance for change of occupancy from lodging house to ten apartments in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends denial without prejudice. Proposed ten-unit occupancy is excessive and should be reduced. Modified plans should be reviewed by neighborhood association and submitted to the Authority for design review approval.



Z-6845 251 WEST NEWTON ST. BOS.

Board of Appeal Referrals 4/19/84

Hearing: 4/17/84

Z-6846

Texaco - U.S.A. dba Metro Auto Service
525 Centre Street, Jamaica Plain
at Lochstead Avenue

Gas service station.

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-.5 waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from service station to service station,
repair shop garage, offices; erect two-story addition.

Violation(s):

Repair garage is conditional use.

Rear yard is insufficient.

Proposal does not comply with requirements for conditional use. Site is poorly maintained; existing traffic and parking problems. D.E.Q.E. has indicated contamination of ground water from leak in gas tank and has issued demand letter against property. Opposition exists. Recommend denial.

VOTED: In reference to petition Z-6846, Texaco - U.S.A., dba Metro Auto Service, 525 Centre Street, Jamaica Plain, for a conditional use and a variance for change of occupancy from service station to service station, repair shop garage, and offices and erect two-story addition in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial. Proposal does not comply with requirements for conditional use. Site is poorly maintained; existing traffic and parking problems. D.E.Q.E. has indicated contamination of ground water from leak in gas tank and has issued demand letter against property.



Z-6846

525 CENTRE ST. J.P.



Board of Appeal Referrals 4/19/84

Hearing: 4/17/84

Z-6850
Douglas and Hamlin Trust
1436-1440 Columbia Road, South Boston
at Hamlin Street

10,253 square feet of land

District(s):	apartment <u>H-1-50</u>	general business _____	industrial _____
	residential _____	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: erect four-story 16-unit apartment structure.

Violation(s):

Lot area, open space, front yard, and corner traffic visibility
are insufficient.

Development is excessive, inappropriate, undesirable. Concerns are indicated
in proposed vote. Strong community opposition. Recommend denial.

VOTED: In reference to petition Z-6850, Douglas and Hamlin
Trust, 1436-1440 Columbia Road, South Boston, for
four variances to erect a four-story 16-unit apartment
structure in an apartment (H-1-50) district, the Boston
Redevelopment Authority recommends denial. Development
is excessively dense, inappropriate, and undesirable
for this location. Concerns are: existing parking
problems, abutter's views, impairment of light and air.
Strong community opposition.

Z-6850 1436-1440 COLUMBIA RD. S.B.



COLUMBIA

BEACH

MASS 7-30
WM J
FOLEY
APR 8
BOSTON HOUSING
AUTHORITY

COLEBROOK STREET

SEVENTH

BURNELL PLACE

SEVENTH

BAVIER BL

COLUMBIA

BOULEVARD

ROAD

EAST

SANGER

WINFIELD

HAMLIN

DOUGLAS

STREET

STREET

STREET

ROAD

CARSON

Board of Appeal Referrals 4/19/84

Hearing: 4/17/84

Z-6852

Dennis Miniham

425 Washington Street, Brighton
near Parsons Street

One-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business L-.5_____	waterfront_____
	single family_____		manufacturing_____

Purpose: erect one-story addition to flower and garden shop.

Violation(s):

In variance with former decision of Board of Appeal.

Front yard is insufficient.

Proposed second story will provide accessory office and other office space.
No response from abutters. Recommend approval with proviso.

VOTED: In reference to petition Z-6852, Dennis Miniham, 425 Washington Street, Brighton, for two variances to erect one-story addition to flower and garden shop in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval. Proposed second story will provide accessory office and other office space.



WASHINGTON

STREET

AKLAND

FOSTER

STREET

STREET

PARSONS

STREET

ELIESTER

MARKET

425 WASHINGTON ST.
(BRI.)

Z-6852

DELANEY CIRCLE

ACADEMY HILL

CHESTNUT HILL

AVENUE

FULTON

PLAYGROUND

11
Board of Appeal Referrals 4/19/84

Hearing: 4/17/84

Z-6858
Olivia Robinson
602-604 Parker Street, Roxbury
at Prentiss Street

Three-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-1 waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from two-family dwelling and store to two-family dwelling and restaurant.

Violation(s):

Restaurant with live entertainment is forbidden use.

Off-street parking is insufficient.

Restaurant-entertainment use has existed at site. Petitioner must address off-street parking deficiency. Parking is a problem in the area which cannot be intensified. Recommend denial without prejudice.

VOTED: In reference to petition Z-6858, Olivia Robinson, 602-604 Parker Street, Roxbury, for a forbidden use and a variance for change of occupancy from two-family dwelling and store to two-family dwelling and restaurant in a local business (L-1) district, the Boston Redevelopment Authority recommends denial without prejudice. Restaurant—live entertainment use has existed at site. Petitioner must address off-street parking deficiency. Parking is a problem in the area which cannot be intensified.



602-604 PARKER
(ROX.)
Z-6858

Board of Appeal Referrals 4/19/84

Hearing: 4/17/84

Z-6871-6880

Peter Mazzapica

51-51a-51i North Beacon Street, Brighton
near Sinclair Place

1 1/2- and 2-story structure - 18,976 square feet of land

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing <u>M-1</u>

Purpose: erect ten one-family dwellings.

Violation(s):

Semi-detached dwelling is forbidden use.

Front and rear yards are insufficient.

Parking access is not appropriate.

Site is inappropriate for this excessive development. Circulation, maneuvering areas, and basement garage, safety vehicle, and trash collection access are totally inadequate. Proposal does not meet Code requirements for variance. Recommend denial.

VOTED: In reference to petition Z-6871-6880, Peter Mazzapica, 51-51a-51i North Beacon Street, Brighton, for ten forbidden uses and thirty variances to erect ten one-family dwellings in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends denial. Site is inappropriate for this excessive development. Circulation, maneuvering areas, and basement garage, safety vehicle, and trash collection access are totally inadequate. Proposal does not comply with Code requirements for variance.

51A-B-C-D-E-F-G-H-I NORTH BEACON ST. BRI.

51A-B-C-D-E-F-G-H-I NORTH BEACON ST. BRI.

Board of Appeal Referrals 4/19/84

Hearing: 4/17/84

Z-6888

Richard and Erica Hiersteiner
33 Monument Avenue, Charlestown
near Warren Street

Three-story structure - one-family dwelling

District(s): apartment H-1 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: renovate basement for family room.

Violation(s):

Floor area ratio is excessive.

Interior improvement. Recommend approval.

VOTED: In reference to petition Z-6888, Richard and Erica Hiersteiner, 33 Monument Avenue, Charlestown, for variance to renovate basement for family room in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Interior improvement. No adverse impact.



Z-6888 33 MONUMENT AVE. CHAS.

Board of Appeal Referrals 4/19/84

Hearing: 4/17/84

Z-6903

Marchant W. and A. Ruth Eldridge
58-60 Charles Street, Boston
near Mt. Vernon Street

Four-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-2-65 waterfront _____
single family _____ manufacturing _____

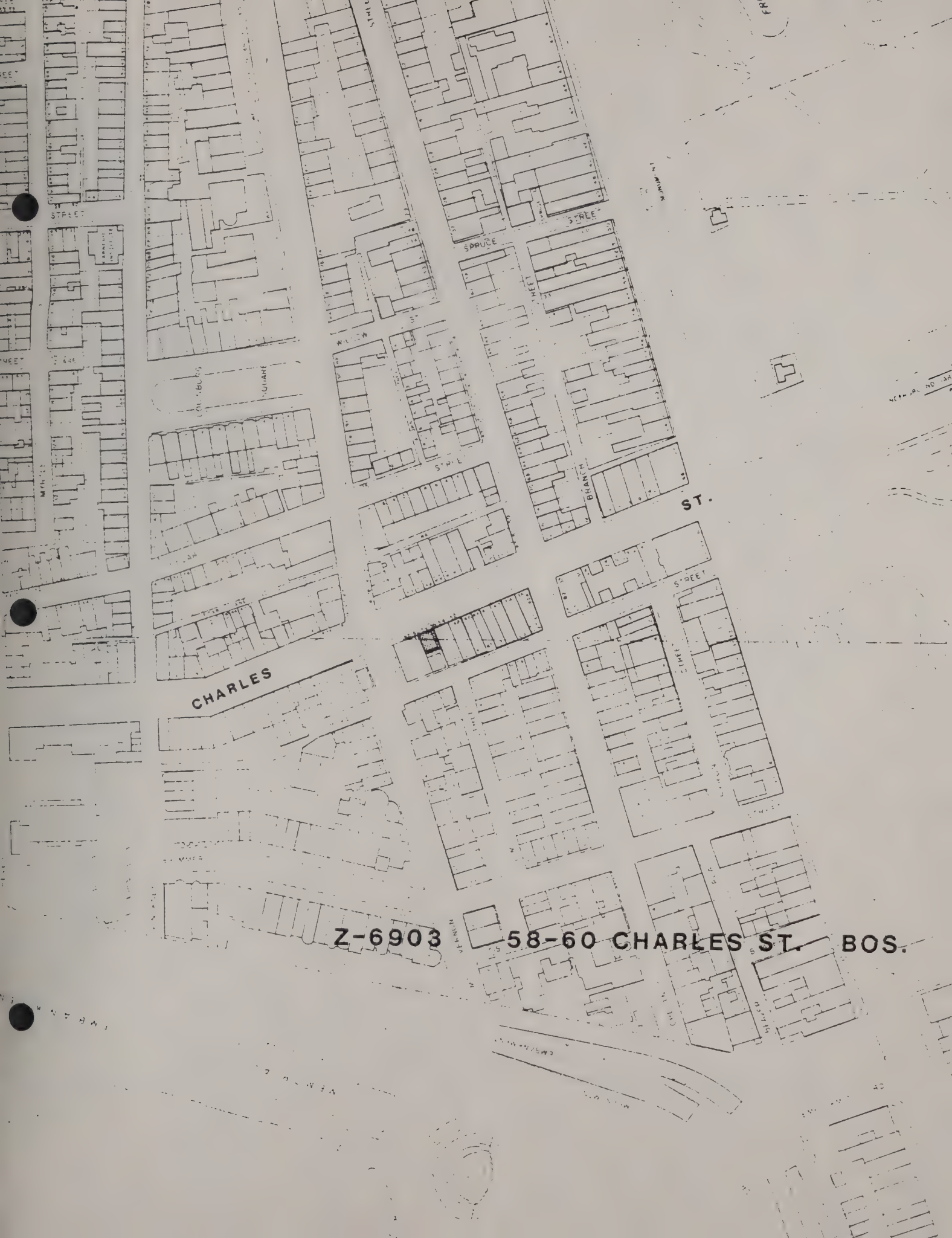
Purpose: change occupancy from three apartments, retail sales, consumption of ice cream to one apartment, two offices, preparation and sale of cookies, coffee, milk, related products.

Violation(s):

Retail catering is conditional use.

Former Baskin Robbins ice cream store. No exterior changes. Beacon Hill Civic Association supports provisos in vote. Recommend approval with provisos.

VOTED: In reference to petition Z-6903, Marchant W. and A. Ruth Eldridge, 58-60 Charles Street, Boston, for conditional use for change of occupancy from three apartments, retail sales, and consumption of ice cream to one apartment, two offices, and preparation and retail sales of cookies, coffee, milk, and related products in a local business (L-2-65) district, the Boston Redevelopment Authority recommends approval with following provisos: that operation terminate no later than 10:00 p.m.; that trash be stored indoors and collected three days weekly; that deliveries occur on Charles Street and only in morning hours; that facility be vented through roof; that there be no tables nor chairs; that no alcoholic beverages be allowed.



CHARLES

Z-6903

58-60 CHARLES ST. BOS.

Board of Appeal Referrals 4/19/84

Hearing: 4/17/84
Z-6909
Exeter Street Theater Conservation Trust
Jonathan G. Davis, H. J. Davis Development Corp.,
Optionee
26 Exeter Street, Boston
at Newbury Street

Three-story structure

District(s): apartment _____ general business B-3-65 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from theatre, restaurant, bar, and office to
restaurant, bar, offices, and retail.

Violation(s):

Floor area ratio is excessive.

Proposal would convert theatre to four levels of retail-office use. Back Bay Architectural Commission has approved exterior design changes. Neighborhood Association Licensing and Zoning Committee would prefer that theatre remain, but if that is not possible, is amenable to approval with provisos. There is a petition for Landmark designation of theatre interior. Recommend that Board of Appeal defer decision until Landmarks Commission has held preliminary hearing on that petition.

VOTED: In reference to petition Z-6909, Exeter Street Theater Conservation Trust and Jonathan G. Davis, H. J. Davis Development Corp., Optionee, 26 Exeter Street, Boston, for change of occupancy from theatre, restaurant, bar, and office to restaurant, bar, offices, and retail in a general business (B-3-65) district, the Boston Redevelopment Authority recommends that Board of Appeal defer its decision until Landmarks Commission has acted, following its preliminary hearing (April 24), on whether to accept, and undertake study on, a petition which has been submitted for Landmark designation of the theatre interior. Back Bay Architectural Commission has approved exterior design changes. Licensing and Zoning Committee of Neighborhood Association of the Back Bay would prefer that theatre remain, but if that is not possible, is amenable to approval with following provisos: that there be no additional restaurant use; that trash be compacted for interior storage; that there be no additional dumpsters in alley

26 EXETER ST.

BOS.

Board of Appeal Referrals 4/19/84

Hearing: 5/1/84

Z-6682

Robert P. Doherty

122-124 Webster Street, East Boston
at Cottage Street

Three-story structure

District(s): apartment H-1-40 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from three apartments and store to
four apartments and store.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area and open space are insufficient.

Structure, vacant since 1978, is being rehabilitated. No objection to
residential conversion. Legal nonconforming use of store has expired.
Recommend approval of residential conversion only.

VOTED: In reference to petition Z-6682, Robert P. Doherty,
122-124 Webster Street, East Boston, for a forbidden
use and two variances for change of occupancy from
three apartments and store to four apartments and
store in an apartment (H-1-40) district, the Boston
Redevelopment Authority recommends approval of resi-
dential conversion only. Structure, vacant since
1978 fire, is being rehabilitated. Legal noncon-
forming use of store has expired.



122-124 WEBSTER ST.
E.B.
Z-6682

Board of Appeal Referrals 4/19/84

Hearing: 5/1/84

Z-6739

Robert Haas

139 West Newton Street, Boston
near Tremont Street

Four-story structure

District(s):	apartment	H-3	general business	industrial
	residential		local business	waterfront
	single family			manufacturing

Purpose: change occupancy from one-family to four-family dwelling.

Violation(s):

Dwelling converted for more apartments is forbidden use.

Open space is insufficient.

Last year petitioner purchased structure as four-family dwelling, an existing condition of many years. Recommend approval.

VOTED: In reference to petition Z-6739, Robert Haas, 139 West Newton Street, Boston, for a forbidden use and a variance for change of occupancy from one-family to four-family dwelling in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval. Condition has existed for many years.



STREET

MONTGOMERY
FARK

CANTON

BROOKLINE

WEST

PEMBROKE

WEST

RUTLAND

SQUARE

CONCORD

SQUARE

WORCESTER

SPRINGFIELD

PLAYGROUND

NEWTON ST.

139 WEST NEWTON ST. BOS.

216739

CONCORD

WEST

WEST RUTLAND

SQUARE

PARK

PARK

SQUARE

SQUARE

STONE

Board of Appeal Referrals 4/19/84

Hearing: 5/1/84

Z-6740
Joseph Aiello
19-21 Newcastle Road, Brighton
near Faneuil Street

2½-story structure

District(s): apartment _____ general business _____ industrial _____
residential R-.5 local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from two- to three-family dwelling.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area, width, and frontage are insufficient.

Proposal is contrary to one- and two-family residential character of street. Neighbors are opposed. Concerns are parking and congestion. Recommend denial.

VOTED: In reference to petition Z-6740, Joseph Aiello, 19-21 Newcastle Road, Brighton, for a forbidden use and three variances for change of occupancy from two- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Proposal is contrary to one- and two-family residential character of street. Neighborhood concerns are parking and congestion.



Z-6740

NEWCASTLE RD

JAMES A. CAMPBELL
ELEMENTARY
SCHOOL

PLAYGROUND

FANELM
CHURCH

Board of Appeal Referrals 4/19/84

Hearing: 5/1/84

Z-6748
Biswas Realty Trust
279A-B Newbury Street and
36 Gloucester Street, Boston

4½-story structure (6 apartments, 2 offices, restaurant)

District(s): apartment _____ general business B-3-65 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

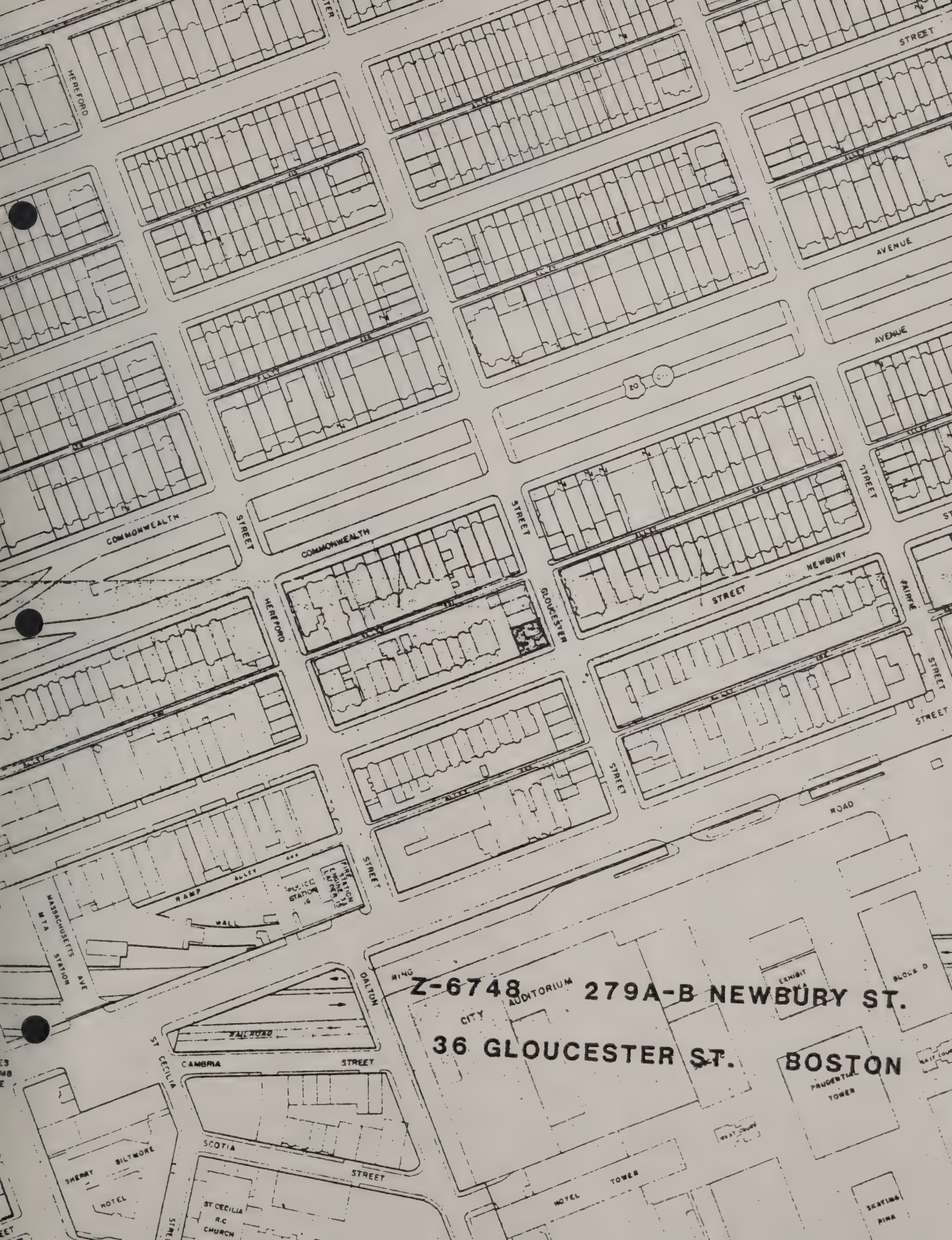
Purpose: increase restaurant seating capacity; alterations.

Violation(s):

Extension of conditional use.

Restaurant has existed at site for many years. Expansion of first floor and conversion of basement space to kitchen. Seating capacity will be increased from 101 to 161. Neighborhood Association of the Back Bay is amenable to approval with provisos. Recommend approval with provisos.

VOTED: In reference to petition Z-6748, Biswas Realty Trust, 279A-B Newbury and 36 Gloucester Streets, Boston, for conditional use to increase restaurant seating capacity and renovate in a general business (B-3-65) district, the Boston Redevelopment Authority recommends approval with following provisos: that outdoor cafe close no later than 10 P.M. and restaurant no later than 1 A.M.; that trash compactor be installed; that HVAC systems be equipped for minimum noise levels.



Z-6748

279A-B NEWBURY ST.

36 GLOUCESTER ST.

BOSTON

Board of Appeal Referrals 4/19/84

Hearing: 5/1/84

Z-6751
 Ronald Alex, Barbara Thornton,
 Patricia Andreotti
 284 Bunker Hill Street, Charlestown
 near Sackville Street

3½-story structure

District(s):	apartment	H-1	general business	_____	industrial	_____
	residential	_____	local business	_____	waterfront	_____
	single family	_____			manufacturing	_____

Purpose: change occupancy from three to five apartments.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area is insufficient.

Floor area ratio is excessive.

Off-street parking must be provided to alleviate congested conditions and abutters' concerns. Recommend approval with proviso.

VOTED: In reference to petition Z-6751, Ronald Alex, Barbara Thornton, and Patricia Andreotti, 284 Bunker Hill Street, Charlestown, for a forbidden use and two variances for change of occupancy from three to five apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval only with the following proviso: that petitioner arrange to provide off-street parking to alleviate congested conditions and abutters' concerns.



2-6751

284 BUNKER HILL ST.

CHAS.

Board of Appeal Referrals 4/19/84

Hearing: 5/1/84

Z-6809
Simeone Cor-oration
100 Front Street, Charlestown
near City Square

2.56 acres of land

District(s): apartment _____ general business _____ industrial I-2 _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: erect asphalt batch mix plant structure.

Violation(s):

Asphalt batch mixing plant with accessory storage aggregates
20,000 gallons of asphalt and 10,000 gallons of fuel oil is
conditional use.

Petitioner and community need to resolve issues concerning proposed plant.
Recommend that Board of Appeal defer decision.

VOTED: In reference to petition Z-6809, Simeone Corporation,
100 Front Street, Charlestown, for conditional use to
erect asphalt batch mix plant structure in an indus-
trial (I-2) district, the Boston Redevelopment
Authority recommends that Board of Appeal defer its
decision until Authority transmits a formal response.
Applicant has agreed to ask for a 30-day continuance
of the hearing in order to give the Authority and the
community additional time to evaluate the impact of
this petition.



Z-6809-100 FRONT ST CHAS.

18/11-4

Board of Appeal Referrals 4/19/84

Hearing: 5/1/84

Z-6828

Adams Appliance Co., Inc.
200-208 Adams Street, Dorchester
at Dorchester Avenue

Two-story structure

District(s):	apartment_____	general business	B-1_____	industrial_____
	residential_____	local business	_____	waterfront_____
	single family_____			manufacturing_____

Purpose: change occupancy from retail stores, offices, and hall to same and auto school office.

Violation(s):

Auto school is conditional use.

Proposal is for office use only; no classes will be held on premises.
Community has not responded. Recommend approval with proviso.

VOTED: In reference to petition Z-6828, Adams Appliance Co., Inc., 200-208 Adams Street, Dorchester, for conditional use for change of occupancy from retail stores, offices, and hall to same and auto school office in a general business (B-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that no driving classes be conducted on site; that there be no on-street parking of school vehicles.

ONAN PARK



2-6B28 200-208 ADAMS ST. DOR

Board of Appeal Referrals 4/19/84

Hearing: 5/1/84

Z-6853
North End Development Trust
360 North Street, Boston
at Harris Street

Parking lot - 19,985 square feet of land

District(s): apartment H-3 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: erect six-story 350-car parking garage.

Violation(s):

Parking garage is forbidden use.

Floor area ratio is excessive.

Front yard, corner traffic visibility, side yard, and setback of parapet are insufficient.

Staff has not completed comprehensive review of this proposal. Recommend denial without prejudice.

VOTED: In reference to petition Z-6853, North End Development Trust, 360 North Street, Boston, for a forbidden use and six variances to erect a six-story 350-car parking garage in an apartment (H-3) district, the Boston Redevelopment Authority recommends denial without prejudice. Authority has not completed comprehensive review of this proposal.



Z-6853

360 NORTH ST. BOS.

Board of Appeal Referrals 4/19/84

Hearing: 5/1/84

Z-6882
Burger King Corporation
885 Cummins Highway, Mattapan
near Rockdale Street

One-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-.5 waterfront _____
single family _____ manufacturing _____

Purpose: erect playground in front of restaurant.

Violation(s):

Take-out restaurant is conditional use.

Playground (31' x 26') for benefit of patrons will be entirely fenced.
No response from community. Recommend approval with proviso.

VOTED: In reference to petition Z-6882, Burger King Corporation, 885 Cummins Highway, Mattapan, for conditional use to construct playground in front of restaurant in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval.



Z-6882 885 CUMMINS HIGHWAY MATT.

Board of Appeal Referrals 4/19/84

Hearing: 5/1/84

Z-6884

Sharif A. Abdal-Khallaq
 65 Humboldt Avenue, Roxbury
 near Munroe Street

Three-story structure

District(s): apartment H-1 general business _____ industrial _____
 residential _____ local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: change occupancy from two-family dwelling and beauty parlor
 to four-family dwelling.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area and open space are insufficient.

Floor area ratio is excessive.

Occupancy is compatible with residential area. Structure would be
 substantially rehabilitated. Recommend approval with proviso.

VOTED: In reference to petition Z-6884, Sharif A. Abdal-Khallaq,
 65 Humboldt Avenue, Roxbury, for a forbidden use and
 three variances for change of occupancy from two-family
 dwelling and beauty parlor to four-family dwelling in an
 apartment (H-1) district, the Boston Redevelopment
 Authority recommends approval with the following proviso:
 that plans be submitted to the Authority for design review
 approval.



HORATIO
HARRIS
PARK

HAROLD

CRESTWOOD

HUMBOLDT

HAZELWOOD

STREET

SILVA

STREET

SHERWAN

LAUREL

OTTAWA

STREET

CANADA

PAULING

STREET

BAIRBRIDGE

AVENUE

Z-6884

65 HUMBOLDT AVE.

BOX

Board of Appeal Referrals 4/19/84

Hearing: 5/1/84

Z-6890

Martin Jennings

3951-3953 Washington Street, Roslindale
at Mahler Road

One-story structure

District(s): apartment _____ general business _____ industrial _____
residential R-.8 local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from two stores to auto body repair shop.

Violation(s):

Auto repair garage is forbidden use.

Change in nonconforming use.

Proposed use, with its attendant noise and fumes, is inappropriate, would tend to intensify traffic congestion and on-street parking, and would have a detrimental impact on abutting and surrounding residential dwellings.

Recommend denial.

VOTED: In reference to petition Z-6890, Martin Jennings, 3951-3953 Washington Street, Roslindale, for a forbidden use and a change in nonconforming use for change of occupancy from two stores to auto body repair shop in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Proposed use, with its attendant noise and fumes, is inappropriate, would tend to intensify traffic congestion and on-street parking, and would have a detrimental impact on abutting and surrounding residential dwellings.



246890

3951-3953

WASHINGTON ST. ROSL

Board of Appeal Referrals 4/19/84

Hearing: 5/1/84

Z-6898-6899
Michael A. Burke
529-531 Columbus Avenue, Boston
near Claremont Park

Four-story row structures

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____L-2_____	waterfront_____
	single family_____		manufacturing_____

Purpose: combine buildings - 24 apartments; erect one-story addition.

Violation(s):

Dwelling converted for more families is forbidden use.

Floor area ratio is excessive.

Open space is insufficient.

Legal occupancies of structures are 18 and 6 apartments respectively. Structure at no. 531 has been vacant for many years and was purchased by petitioner from City of Boston. Complete rehabilitation is proposed. Recommend approval with proviso.

VOTED: In reference to petitions Z-6898-6899, Michael A. Burke, 529-531 Columbus Avenue, Boston, for two forbidden uses and two variances to combine buildings for 24 apartments and erect one-story addition in a local business (L-2) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval.



Z-6898-6899

529-531 COLUMBUS AVE. BOS.

Board of Appeal Referrals 4/19/84

Hearing: 5/1/84

Z-6912
Shirley Flayderman
811-813 Boylston Street, Boston
near Fairfield Street

Five-story structure

District(s): apartment _____ general business B-10-155 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from store and offices to store, offices,
bartending school, and theatre.

Violation(s):

Bartending school is conditional use.

Theatre is conditional use.

Theatre is existing. School is consistent with commercial area.
Recommend approval.

VOTED: In reference to petition Z-6912, Shirley Flayderman, 811-813 Boylston Street, Boston, for two conditional uses for change of occupancy from store and offices to storage, offices, bartending school, and theatre in a general business (B-10-155) district, the Boston Redevelopment Authority recommends approval. Theatre is existing. School is consistent with commercial area.



Z-6912

811-813 BOYLSTON ST. BOS.

Board of Appeal Referrals 4/19/84

Hearing: 5/1/84

Z-6936
Charles B. Wallace
230 Western Avenue, Brighton
at Spurr Street

Vacant land

District(s): apartment _____ general business _____ industrial _____
residential R-.8 local business _____ waterfront _____
single family _____ manufacturing M-1

Purpose: erect five-story office-garage structure.

Violation(s):

Corner traffic visibility, setback of parapet, off-street parking, and front yard are insufficient.

Accessory parking is within five feet of side lot line.

Accessory parking is forbidden use.

Height of building is excessive.

Proposed structure and its open air parking lot abut residential buildings. Height (5 stories - 60 feet) is almost double the Code ($2\frac{1}{2}$ stories - 35 feet). Concerns are: building height, impairment of abutter's light and air, lighting, curb cuts, landscaping. Recommend denial without prejudice.

VOTED: In reference to petition Z-6936, Charles B. Wallace, 230 Western Avenue, Brighton, for a forbidden use and six variances to erect a five-story office-garage structure in residential and manufacturing (R-.8 and M-1) districts, the Boston Redevelopment Authority recommends denial without prejudice. Proposed structure and its open air parking lot abut residential buildings. Height (5 stories, 60 feet) is almost double the Code maximum ($2\frac{1}{2}$ stories, 35 feet). Petitioner should meet with community to address concerns: building height, impairment of abutter's light and air, lighting, curb cuts, landscaping.



Z-6936

230 WESTERN AVE. BRI.

Board of Appeal Referrals 4/19/84

Hearing: 5/1/84

Z-6941
Geoffrey Garaboold
406-418 Commercial Street, Boston
near Hanover Street

Five-story structure

District(s): apartment H-3 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from 17 apartments, 3 stores, and restaurant to 16 apartments, offices, and restaurant; erect two-story addition.

Violation(s):

Office building is forbidden use.

Change in nonconforming use.

Floor area ratio is excessive.

Setback of parapet and rear yard are insufficient.

Proposed addition would impair existing uniform cornice height in neighborhood and be highly visible. Adjacent buildings are five stories or less.
Recommend denial of addition.

VOTED: In reference to petition Z-6941, Geoffrey Garaboold, 406-418 Commercial Street, Boston, for forbidden use, change in nonconforming use, and four variances for change of occupancy from 16 apartments, 3 stores, and restaurant to 16 apartments, offices, and restaurant and to erect two-story addition in an apartment (H-3) district, the Boston Redevelopment Authority recommends denial of addition, as it would impair existing uniform cornice height in neighborhood and be highly visible. Adjacent buildings are five stories or less.



2-6941 406-418 COMMERCIAL ST. BOS

